



**RULES  
&  
REGULATIONS**

**Amended November 9<sup>th</sup>, 2019**

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**1. UNIT UTILIZATION - Please refer to Declaration of Condominium and Construction Rules.**

**A. Only one recreational vehicle or mobile home may be located, maintained or hooked up to the electric, water and sewer distribution system on each unit (lot).**

**B. (1) Outside appliances/furniture There will be no large household appliances allowed outside on any lot. Only one (1) commercially manufactured Outdoor barbecue, one chest freezer, one dock box, and/or commercial patio/lawn furniture will be permitted on any lot. Freezers are to be removed or locked when the lot is not occupied.**

**C. Recreation vehicle parking:**

No second recreational vehicle, such as a motor home, truck camper, or mini motor home shall be parked or stored on a unit (lot) unless it is used as the only means of transportation.

**D. Sanitary condition**

All waste water and sewage discharged from a living facility, shall be dumped directly through an enclosed sewer line to the sewer connection provided by the condominium.

**E. Combined Adjacent Units:**

Unit (lot) owners may combine adjacent units (lots) for use as one single-family residence, as defined in Association By laws, subject to the following conditions:

1. A unit (lot) owner who wishes to establish such a combined-unit (lot) shall, before construction is started, furnish the Association with a certified copy of the amended deed to the combined-unit (lot) as proof of sole fee simple ownership.
2. The unit (lot) owner, before starting construction, shall execute a form, to be provided by the Association, in which said unit (lot) owner agrees divide ownership of the unit
3. The owner of a combined-unit (lot) shall be responsible for the payment of both (2) assessments and fees.
4. The owner of a combined-unit (lot) shall be responsible for the payment of all costs for rerouting water, electrical and sewer lines, in connection with establishing the combined-unit(lot).
5. The owner of a combined-unit(lot) may restore the combined-unit(lot) to individual units(lots) of the same condition that they were before the combined-unit(lot) was created, taking into account, but not limited to, size, shape, utilities, setbacks and easements, all costs for such restoration being the responsibility of the combined-unit(lot) owner, following which the combined-unit(lot) owner may sell, transfer or retain the restored single units(lots) in the same way that owners of other single-unit(lot(s)) would be privileged to do.
6. All restrictions, limitations and requirements of Association documents shall apply to combined-unit (lot) occupancies.
7. Setbacks on combined adjacent units (lots) for FEMA set homes and homes elevated (8) feet, shall be a minimum of seven (7) feet from the wall of any structure or roof support to the lateral (side) unit (lot) lines. Front and rear setback areas shall be the same as for a single unit (lot).
8. The total outside square footage of the living facility (including Florida Room or enclosure) shall not exceed 1700 square feet. Roof areas shall be the same as allowed for single unit (lot).

**F. Hurricane Season**

All recreational vehicles and unit owners are required to follow Monroe County guidelines for Hurricane season.

**G. Electrical**

There shall be no unauthorized alterations to any common area electrical system components. Only ORLK maintenance personnel or a licensed contractor hired by the Board of Director can perform alterations to common area electrical components on output side of electric meter.

**H. Use of private property**

The owner or tenant of a lot cannot use any other lot without prior written permission from the owner of that lot, which must be filed in the Association Office.

**I. Crab and lobster traps**

1. Only recreational crab traps will be permitted on unit owners' lots. Traps must not be visible from the roadway.
2. No construction, maintenance, repair, storage, setting or retrieving the putting in or taking out of lobster traps will be permitted from any unit or common elements of the condominium.

## **J. Garbage**

1. All garbage must be secured in plastic bags. Bags must be tied and placed in the garbage receptacle before the morning of garbage collection.
2. Unit owners are to remove in ground garbage receptacles before picking up on collection day.
3. If garbage quantity exceeds the capacity of in-ground receptacle provided, then unit owner shall provide a second suitable animal proof 32 (thirty-two) gallon receptacle with an attached lid for owners' excess garbage. Owners' unit number shall be marked on the owner overflow receptacle. Lots shall be kept in a clean and sanitary condition.
4. Association will remove all greens refuse generated from owners' lots. A regular schedule for removal from curb side locations will be established by the Association Manager. This greens refuse is generated by owner's activities and by owner's contractor. Details of greens refuse preparation follows Monroe County guidelines as follows:
  - (a) Yard trimmings should be placed loose in cans provided by owner. Not over 50 pounds per can.
  - (b) Palm fronds and limbs no larger than 4 inches in diameter should be tied in bundles not over 50 pounds per bundle.
  - (c) Limbs or tree trunks larger than 4 inches in diameter should be cut in lengths no more than 6 feet or no more than 50 pounds in weight.
  - (d) If any of the above conditions are not corrected within (15) fifteen days after due notice, ORLK personnel shall clean-up, as necessary, and unit owner(s) will be billed a minimum a minimum of (\$75.00) seventy-five dollars service charge. Additional charges, if necessary, will be billed according to services provided.

## **K. Fences:**

Construction and use of fencing and walls are prohibited.

## **L. Landscaping:**

The addition, removal, alteration, or replacement of any but not limited to, concrete, blacktop, decks, pavers, trees, vegetation, decorative aggregate, etc. must be done in accordance and compliance with Monroe County Building Codes and regulations. The planting of new Coconut Palms is prohibited (11/9/13) due to the problem of coconuts hitting adjacent properties. (Unit owners shall make arrangements through the Association Office to remove coconuts from the trees before the hurricane season starts (June 1st through November 30th) of any given year. The owner must obtain an approved Unit Improvement Form for the specific change before any work can start. Work must be completed within 120 days from the approval date. Owners must keep their lots free of weeds or overgrowth of lawn. Failure to do so may result in violations.

## **M. Outdoor sinks — Fish cleaning station**

No outdoor sinks permitted on any lot and fish cleaning stations are not permitted on dry lots.

## **N. CAMPING/FIRES**

1. Overnight sleeping on the grass or other outdoor area is prohibited.
2. Open fires are prohibited.

## **O. NUMBER ON HOUSES**

1. Lot numbers which are visible and readable from the road (4 inches) must be displayed on each unit or on the ground.

## **P. UNIT IMPROVEMENT FORM**

1. Monroe County permits for work on a lot or unit must be submitted to the office before a unit improvement form will be processed.
2. Unit improvement forms are required before any work can be performed on a unit or lot.

## **Q. SIGNS**

**No signs shall be displayed on any unit (lot) or Association property without the written consent of the Association except the following:**

1. One "For Sale" or "For Rent" sign not to exceed 10"x14". The only information which is permitted on the sign are the words "For Sale" or "For Rent", the name of the owner's agent, if any, and a telephone number. A commercially manufactured clear flyer tube, not to exceed the size of the sign and 2" in diameter, may be attached to the approved sign. For Sale or For Rent sign must be appropriately displayed on window or professional realty post.

**APPROVED UNANIMOUSLY BY THE BOARD OF DIRECTORS DECEMBER 10, 2016**

**2 TRESPASSING**

A. Persons shall not trespass on unit lots. A trespasser is any person who willfully enters or remains in or on any structure, conveyance or land without written authorization on file in Outdoor Resorts office, licensed or invited to do so by the owner.\*

**3 THE BOARD OF DIRECTORS**

The Board of Directors is empowered to grant rule and regulation variances which in their judgment are appropriate. Unit owners are to be notified within 30 days of all new rules by posting them on the bulletin boards and mailing out to all unit owners. The new rule is also to be placed in the rule book within 30 days of passing.

**(a) Board will allow unit owners the right to speak at meetings for no longer than three (3) minutes on any given agenda item. 11/14/2015**

**4 APPROVED COMMERCIAL ACTIVITY -**

ARTICLE XII (#6.) No commercial activity of any kind whatsoever shall be conducted on or from any unit in the subdivision except as may be authorized by the Rules and Regulations adopted by a unanimous vote of the full Board of Directors. **\*\*10/13/18**

**5. PETS - Please refer to Declaration of Condominium Article XII (#2.) a**

- a. Customary household pets are defined as dogs, cats, birds, and tropical fish
- b. Dogs, Cats, and Birds are limited to three of any combination
- c. Dogs must be on a leash if outdoors. The leash of the pet must be held in hand or tied to a stationary object under full control at all times. A pet riding in an open vehicle without a leash in hand or tied to vehicle shall not be considered to be under full control.
- d. Pets must not be tied up outside or left on patios if you are away
- e. Pets are not permitted in pool areas, common buildings, or tennis courts
- f. Pets may be walked in the following approved dog walk areas:
  - 1. Roadways
  - 2. Bathhouse 1 (Near East Island)
  - 3. Areas West of Playground
  - 4. State Land bordering behind lots 226-230 (Property lines will be marked off) No trespassing into private lots allowed at any time.
  - 5. Walkways between 183-182 & 193-194 also between lot 99-100
  - 6. Tiki Island
- g. Pet's waste must be picked up and deposited in garbage containers.
- h. Animals are not permitted to swim at the Marina or off common property with the exception of Ocean Lot 9.
- i. No pet may be allowed to bark or make noise excessively. This is considered disturbing the peace. **\*\*10/13/18**

**6. NUISANCE - Please refer to Declaration of Condominium**

a. Quiet hours shall be observed from 11:00 P.M. to 8:00 A.M. Due to noise considerations, construction work, whether it be by the owner or the contractor will be limited to the following schedule: Monday - Saturday, 8:00 AM to 6:00 PM, Sunday, 10:00 AM to 6:00 PM.\*

**Declaration of Condominium**

**Article 12**

**Item 5.** No nuisance shall be allowed upon the condominium property nor any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard allowed to exist.

**b.** Curfew - Curfew shall be observed between the hours of 11:00 P.M. and 6:00 A.M. for all persons age 17 and under unless accompanied by parent or adult age 21 or older.

**7. COMMON BUILDINGS:**

Common Use Areas exist for the use of all owners and renters and shall not be used exclusively by any individual or group, except as authorized.

**a. Kay Weeks:**

- (1) No Smoking
- (2) No one under the age of 18 allowed without the strict supervision and presence of a parent, owner or guardian over the age of 18.
- (3) Wet swim suits are prohibited.
- (4) Shoes and shirts shall be required.
- (5) No pets allowed.
- (6) No private parties.
- (7) The hours will be from 8am till 10pm daily November 1<sup>st</sup> to March 31<sup>st</sup> and from April 1<sup>st</sup> to October 31<sup>st</sup> will be open at unit Owner's request. If the room is being used at closing time (10:00 PM) Safety Staff may authorize a responsible person, 18 years or older to sign an Authorization Form for Extended Hour Usage. This form states that when said function is over, the responsible person will notify Safety Staff and wait until Safety Staff has arrived to lock up. Failure to comply may result in a warning or a fine.

**b. Library:**

- (1) No Smoking
- (2) No one under the age of 18 allowed without the strict supervision and presence of a parent, owner or guardian over the age of 18.
- (3) Wet swim suits are prohibited.
- (4) Shoes and shirts shall be required.
- (5) No pets allowed.
- (6) No private parties.
- (7) The hours will be from 8am till 10pm daily November 1<sup>st</sup> to March 31<sup>st</sup> and from April 1<sup>st</sup> to October 31<sup>st</sup> will be open at unit Owner's request. If the room is being used at closing time (10:00 PM) Safety Staff may authorize a responsible person, 18 years or older to sign an Authorization Form for Extended Hour Usage. This form states that when said function is over, the responsible person will notify Safety Staff and wait until Safety Staff has arrived to lock up. Failure to comply may result in a warning or a fine.
- (8) Committee meetings may be held in the Library.

**c. Stan Roe Wing Regulations:**

- (1) No Smoking
- (2) No one under the age of 18 allowed unless accompanied by someone 18 or older.
- (3) No pets will be allowed.
- (4) Private parties may be held. A \$100.00 deposit shall be required and may be returned after the room has been inspected for cleanliness, loss or damage. If the room is being used at closing time (10:00 PM) Safety Staff may authorize a responsible person, 18 years or older to sign an Authorization Form for Extended Hour Usage. This form states that when said function is over, the responsible person will notify Safety Staff and wait until Safety Staff has arrived to lock up. Failure to comply may result in a warning or a fine.

**d. Private Parties:**

1. Private Parties / events are defined as those activities used by a particular owner / lessee of units/lots to the exclusion of others. A private party/event is one that is open by invitation only. However, it must be approved by the Recreation Coordinator or Manager.
2. All parties must adhere to the safety and fire regulations guidelines for numbers of people vs. space available.
3. A private party agreement must be signed by unit owner or renter along with management.
4. A private party/event must be scheduled two weeks in advance and deposit received no later than 7 days prior to event.
5. No private parties/events can be scheduled a year in advance until the master Recreation Coordinator calendar is finalized.
6. Deposit amounts for private parties are as follows: Stan Roe Wing - \$100.00- (capacity 135 people), Upper Rec. Hall (with or without kitchen)- \$500.00, Lower Rec. Hall Kitchen \$1,000. The deposit will be returned if the area is left clean with no damages.

**e. Mini-Storage Regulations:**

- (1) No smoking
- (2) Mini-Storage rates shall be \$25.00 per month for the small units, and \$35.00 per month for the larger units.
- (3) An annual lease will be required with payment due the first of each month.
- (4) A unit owner who already has a storage locker shall not to get a second storage locker unless everyone that is on the waiting list has one.

**f. Association Office**

- (1) No smoking

**g. Recreation Building:**

1. No smoking
2. Upper Level – Private parties may be held. For deposit and scheduling information see private parties.
3. Lower Level – No private parties may be held.
4. The elevator to be unlocked for any scheduled activity.

**h. Bath Houses / Laundry:**

1. Bathrooms – No smoking
2. Laundries – No smoking
3. Bathhouses will be locked every night at 10pm

**i. Hurricane Shutters:**

1. All common buildings that have glass doors and windows that are not hurricane impact are to be secured with shutter for any type of hurricane advisory.
2. No persons is allowed to remain in any common building during a hurricane.

**j. Swimming Pool:**

1. No lifeguard on duty – swim at your own risk.
2. Pool capacity – 42.
3. Pool open 8am – closed at 10pm. The hours may be altered depending on weather and maintenance conditions at the discretion of Management.
4. Pool is to be used by unit owners, renters, and guest of unit owners and renters.
5. Children under 12 must be accompanied by an adult. The supervision of the children are the sole responsibility of the adult(s) accompanying them.
6. No one allowed with contagious disease and/or open sores. (State Law)
7. All incontinent people must wear swim diapers.
8. Showers required before entering the pool – suntan lotion must be washed off before entering the pool.
9. Swim suits are required.
10. The following are allowed: Swim aids, snorkel equipment (No fins/flippers), and swim goggles. Rafts and floats ONLY for small children.
11. **The following are prohibited:** Food, beverages, pets, glass objects, diving equipment, balloons, running, diving, ball playing, and rafts and floats.

**k. Playground:**

1. Opens at 8am and closes at dusk.
2. Children 12 years and younger must be accompanied by an adult at all time.
3. No glass objects allowed in the playground area.
4. No pets allow in playground area

**l. Tiki Island:**

1. Fishing is allowed day or night.

**\*\*10/13/18**

**8. WATERCRAFT / DOCKAGE**

**A. Watercraft allowed in Outdoor Resorts:**

1. Watercraft owned by a unit owner, leased by a unit owner, or the unit owner has written permission to use said watercraft.
2. Unit owner must have proper dockage and/or parking for watercraft and trailer.
3. Must have valid registration for watercraft and trailer.
4. This does not allow guest to bring in watercraft.
5. Properly authorized renters shall be allowed to bring in their watercraft that they own. Proof of ownership is required.

**B. Watercraft may be docked at the following:**

1. At a seawall that is behind an owner's unit (lot).
2. At a seawall that a registered renter is renting.
3. At a seawall that a unit owner has written permission from the owner and which must be file in the office.

- C. No watercraft shall be docked at a unit (lot) seawall or kept on a boat lift as otherwise regulated either, if it extends over either extended property lines of the unit (lot), without prior written permission from adjoining owner(s) and on file in the Association Office. For the purpose of this rule, extended property lines mean an imaginary line drawn perpendicular (90-degree angle) to the seawall from where each legal property line intersects with the seawall, except where two units abut each other at the closed end corners of the canals. In these cases, such imaginary lines extend out at a 45-degree angle in the case of 90-degree corner or half of the angle in the cases where that corner is greater or less than 90-degrees. This imaginary line will extend from the vertex of the corner where the two seawalls meet regardless of where the legal property lines interest such seawalls. There would be an imaginary line parallel to the seawall out 12 feet and 6 inches that would delineate the perimeter of their common use area. To the extent that an authorized watercraft currently occupies a space the beyond limits described herein, such usage may continue until the (lot) is sold or the authorized vessel is no longer owned by the owner of the unit (lot), whichever occurs first. (06/09/18)
- D. No watercraft shall extend into the canal more than 12 ½' from the seawall when docked, on a boatlift or on davits.
- E. Rafting of watercraft will not be permitted in any of the canals or the Marina, except of jet skis and wave runners. Two jet ski /wave runners may be docked (rafting) side by as long as they do not extend into the canal more than 12 ½ feet from the seawall. No rafting in the Marina.
- F. Watercraft docked at any unit (lot) seawalls or in the Marina shall not be used as a living facility.
- G. No wastewater or sewage shall be discharged from a watercraft at a seawall or in the Marina.
- H. Watercraft shall not be operated or docked so as to be a nuisance. Loud music from watercraft is a nuisance.
- I. Watercraft speed in canals and Marina shall be limited to NO WAKE.
- J. All watercraft shall be required to display an ORLK decal which must be displayed in a conspicuous location.

**\*\*10/13/18**

**Marina Boat Slips:**

- A. All boats must be registered at the Office before docking.
- B. Boat slips in the Marina are by lottery and are for six (6) months period. November 1<sup>st</sup> through April 30<sup>th</sup> and May 1<sup>st</sup> through October 31<sup>st</sup>.
- C. Fee for six-month rental is \$480 to be paid in full before usage.
- D. Failure to pay entire fee by the given due date will result in losing your slip.
- E. No sub-letting of boat slips regardless of any monies exchanged.
- F. Watercraft can only be docked at a slip assigned to them.
- G. Any slip not taken at the lotto drawing will be first come first serve. They will pay a prorated fee.
- H. Any boat that is not removed from the Marina wet slip by the last day of the lease period, will be towed and stored by a private towing company at the boat owners' expense.
- I. All boats must be removed if ORLK is under a tropical storm watch, any hurricane watch.
- J. A decal must be placed on your boat indicating your boat slip number. This decal will be issued by the office at the time of the lottery.
- K. ORLK is not responsible/liable for any damage and/or theft to any watercraft.
- L. Boats at the Marina must be moored so that no portion of the vessels, equipment, and/or possessions overhang the dock or infringe on the safe usage of the main walkway at the Marina.
- M. Mooring lines, hoses, and cords must be secured to the boat and must not interfere with pedestrian traffic on the dock and throughout the Marina.
- N. Hoses may be stored on finger docks only, hoses stored on main dock walkway will be disposed of.
- O. No electric use.
- P. The maximum boat width (Beam) allowed on the floating docks is 5'6"
- Q. If a unit is rented, during the lease period owners are not permitted to participate, unless there are unused empty spaces
- R. No commercial activity of any kind is permitted

**\*\*10/13/18**

**\*\*09/14/19**

**9. SEAWALLS-BOAT LIFTS- DAVITS**

- A. Any additions added to the seawall requires a Unit Improvement Form (UIF) approved before work is performed.



## **B. BOAT LIFTS**

1. Owners must obtain, at their expense, an Engineering report of the seawall to certify the structural integrity of the seawall before installation.
2. A unit improvement form is required and approved before any work can be performed.
3. Unit owners are required to obtain all required permits. A copy of approved permits must be on file at the office before work is commenced.
4. Boat lift may not extend more than 12 ½ from the seawall
5. No 90-degree boat lifts. No perpendicular tracts in the water or on seawall.
6. Setbacks for boat lifts at five (5) and two (2) feet consistent with the Lot Owner's five (5) and two (2) feet set back property lines. (1/10/2015)
7. All metal tracking must be attached to the seawall
8. No poles or metal tracks of any type can be free standing away from the seawall.
9. Unit owner is responsible for any seawall repairs.
10. Boat lift must be raised out of the water or have floats attached which would let passing boats be informed that a boat lift is present.

## **C. HOISTS AND/OR DAVITS:**

1. Owner shall submit a Unit Improvement Form (UIF), including sketches in duplicate to ORLK Office.
2. No hoist or davit may be on the seawall.

## **D. BOAT MOORINGS / RUBBING STRIPS OR FENDERS:**

1. The only acceptable mooring is to be from a marine cleat attached to a 4x4 or larger pressure treated timber or concrete post, such timbers or posts to be attached to the water side of the seawall; all bolts and fasteners to be stainless steel. An approved Unit Improvement Form (UIF) is required prior to installing posts.
2. No attachments will be allowed to the horizontal surface of the seawall, except properly attached safety ladders, with fasteners installed at least 6" from the edge of the seawall.
3. All boats and fasteners are to be epoxied in place.
4. For concrete post or wood timber post installation, a Unit Improvement Form (UIF), with sketches is necessary.
5. A minimum of 4" PVC fenders are acceptable and must be fastened in the same manner as described above using not less than (2) 3/8" stainless steel fasteners for each fender.

## **E. Order of preference:**

1. No other method of fastening is acceptable except additional strength may be added in the form of angle braces. All fasteners must be stainless steel.
2. Additional structure may be mounted on the foundation timbers.
3. Provide protections for a boat.
  - a. Treated timbers for a boat.
  - b. Stainless steel fasteners must be used.
4. Other bulkhead attachments such as fish cleaning stations shall be fastened to the foundation timbers following the principal of pressure treated wood and stainless-steel fasteners **\*\*10/13/18**

## **10. VEHICULAR TRAFFIC**

- A. Persons operating vehicles, including, but not limited to, automobiles, motorcycles, motor bikes, and mopeds within the boundaries of the Park, shall comply with, and make sure the vehicles they own and or operate comply with the following:
  1. Operators of motorized vehicles must meet the same requirements as required by the State of Florida to operate on a public highway.
  2. Vehicles shall not be operated in an unsafe or careless manner.
  3. Speed limit is (10) miles per hour

## **BARCODES**

1. First 2 Barcodes per owner will be free. Renter Barcodes will be \$5 per vehicle.
2. Barcodes are for vehicles, motorcycles, scooters, and golf carts.
3. Additional decals for owners and renters will be \$5 per vehicle.
4. Replacement of barcodes will be \$5.
5. No charge for connection fee for renters when they come back the following year. If they remove the barcode or change their vehicles, the \$5 fee would be applied.
6. Registration to each vehicle must be presented to the office or Safety Staff to obtain decal. Vehicle must be present; barcodes will not be handed out. If vehicle is not available, barcode will not be given to owner until such a vehicle is present. **\*\*10/13/18**

## 11. BICYCLES

- a. Bicycles shall be equipped, when operated at night, with a front light and a rear red reflector (or red light).

## 12. PEDESTRIANS

- a. PEDESTRIANS-All pedestrians and bicyclists must use the pedestrian gate for ingress and egress to the property. 5/09/15
- b. All persons walking at night must carry a flashlight that is turned on or flashing light that is turned on.

## 13. GOLF CARTS:

- A. Golf cart equipment:
  1. At least one front light.
  2. At least one rear tail light red in color
- B. The owner's unit (lot number) shall be clearly displayed on the front and rear of the golf cart in numbers at least three (3) inches high in contrasting colors (clearly visible).
- C. All golf carts are to have an Outdoor Resorts' registrations sticker placed in a conspicuous space.
- D. Only two golf carts per lot.
- E. No gas golf carts. Only the gas golf carts that were grandfathered. These gas golf carts can only be replaced with electric golf carts. These gas golf cart must have a muffler and cannot make excessive noise.
- F. All golf carts shall be operated in the same manner as if they were being operated on public roads.
- G. Golf carts drivers must have a learner permit or be 16 years of age or older.
- H. Driver must be able to provide a picture ID (identification) providing his or her age if requested by Safety Staff or Management.
- I. No person other than the driver may have control/ operation of golf cart.
- J. Driver and all passengers must be and remain seated on a seat or seating surface of a golf cart when it is in motion.
- K. Small children may ride on a driver's or passenger's lap.
- L. There shall be no texting while driving a golf cart.

**\*\*10/13/18**

## 14. PARKING:

### A. Common area parking:

1. Parking in common areas are from 6:00am-12:00 midnight except in LOS parking.
2. North of the Recreation Building and basketball court: This parking area is to be used for vehicles of park personnel, for shopping at the Marina store, using the laundry, attending scheduled Recreation Building events, loading or unloading boats at the Marina. Parking of golf carts and bicycles will be on the Marina Walk. These areas will be defined by signs.
3. West of the Administrative Office: This area is to be used only by vehicles for Park personnel, for conducting business in the Administrative Office, or attending scheduled committee meetings. These spaces may be rented out as LOS weekends and holidays.
4. Any vehicle that is in violation of parking restrictions may be towed by a commercial towing company at the owner's expense.

### B. LOS Parking: Vehicles Spaces 1-21 (in front of Office when needed)

1. Rental of LOS parking is on a first-come, first serve basis to owners and renters alike.
2. Rental of numbered spaces will be reserved for the automobiles of owners, renters, and guest.
3. Only one space per unit owner will be permitted in any given parking area.
4. There is no sub renting of any LOS rented space
5. Unit owner can reserve one parking space starting at 8:00am Seven days (7) in advance for 14 consecutive days by phone or in person.
6. User hereby agrees to assume all responsibility for insurance respecting the vehicles or vessels parked in the leased space during use under this Agreement and to assert no claim of coverage under any policy of ASSOCIATION for claims arising out of such use. ASSOCIATION shall not be responsible for theft of the vehicles, vessels, or any personal properties therein or a part thereof, nor shall ASSOCIATION be responsible for any damage(s) to the vehicles, vessels, or personal properties.
7. All parking spaces expire at 12:00 noon.
8. The fee for the spaces will be \$5 per day with a two (2) week limit on all rentals.
9. A paid pass with the space number and expiration date must be hung on the inside rearview mirror. Lot number, space number, & period of reservation must be visible to Safety Staff.
10. Safety Staff will fill out a LOS parking form (see form), which will have the following:
  - a. Lot number of the owner/renter who is renting LOS parking space
  - b. The name of the person who reserved LOS parking space (can only be owners/renters) and phone number if called in by phone
  - c. Date(s) LOS parking space is reserved
  - d. A LOS parking form must be signed by owner/renter before usage is allowed.

- e. Date and time when reserved.
- f. If by phone, Safety Staff is to inform the unit owner/renter the parking space number and reservation number.
- g. LOS parking fee will be billed to your account and sent out with electric bill.

**C. BOAT AND/OR TRAILER PARKING:**

- 1. Only when assigned by Safety Staff, boat owners may park their boat and/or trailer on the rock area east of the playground in parking slips number 33-36 for a maximum limit of three (3) days per week at a cost of \$10 per day. These parking spots are not to be used for long term storage. Only minor maintenance may be performed.
- 2. Two pull-through boat parking spaces behind the office:
  - a. Area for parking and minor repairs for boats for up to 24 hours.
  - b. There shall be no painting, sanding, or washing of boats in this area.
  - c. Repairs may be performed between the hours of 8am till 5pm
  - d. The fee is \$10 per day
  - e. No use of electric

**D. PARKING FOR CONSTRUCTION EQUIPMENT(S) AND OTHER TYPE OF TRAILERS:**

- 1. Spaces 33-36 are for parking of any kind of trailers. Space number will be assigned by Safety Staff.
- 2. Fee of \$10 per day
- 3. Fee is waived if work is being performed for ORLK

**E. RECREATIONAL VEHICLES (RV'S) PARKING:**

- 1. The intended use of the LOS parking is to provide a temporary parking for recreational vehicles (RV's) while owners/renters of the RV are in residence. An owner shall be deemed "in residence" if owner is not absent from Outdoor Resorts for more than twenty-one (21) consecutive days.
- 2. Utilities are not included in the office parking area.
- 3. Spaces 14-22 are for RV parking and must be assigned by Safety Staff.
- 4. No permanent parking to be allowed in the RV parking area.
- 5. Maximum duration of RV parking cannot exceed more than six (6) consecutive months. **(\*\*11/9/19)**
- 6. Fee is \$5.00 per day or \$50.00 per month. **(\*\*11/9/19)**

**F. PARKING ON THE STREET:**

- a. No parking of personal vehicles on the streets of the Condominium shall be permitted at any time except for loading and unloading.
- b. No vehicle may extend into the roadway at anytime when parked on a private lot.
- c. Construction and repair vehicles may park in the road as long as they do not block traffic and have a construction pass.
- d. All commercial and construction vehicles must have a sign on both side of the vehicle stating name of the company and phone number or construction pass hanging from the front rearview mirror.
- e. Golf carts, bicycles, and motor scooters may park in the road as long as they do not block traffic.

**G. OCEAN LOT 9 – BOAT TRAILER PARKING ONLY:**

- a. Taking trailers in or out may only be done during sunrise to sunset. No night time use.
- b. Rentals is for six (6) months. November 1<sup>st</sup> to April 30<sup>th</sup> and May 1<sup>st</sup> to October 31<sup>st</sup>
- c. Fee for six (6) months is \$108.00
- d. Fee must be paid in full before using.
- e. Boat trailer parking is for owners and registered renters.
- f. All trailers must have lot numbers on both sides of the trailer.
- g. All trailers must be towable.
- h. Any trailer left after the paid time frame will be towed by a commercial towing company at owners' expense.
- i. ORLK is not responsible for any damages to any boat trailer(s) or any other vehicle(s) while in Ocean Lot 9
- j. USER may not assign his/her/their rights or interest under this lease or sublet the premises.
- k. All users must sign a rental/lease agreement.

**\*\*10/13/18**

**H. CARGO TRAILER(S)**

- 1. Cargo trailer(s) are allowed to park in LOS parking spaces 7 thru 13 only, for no more than six (6) consecutive months. Note: This does not prevent motor vehicles from parking in these spaces.
- 2. Maximum length of cargo trailer(s) is not to exceed 30ft
- 3. The residents shall be deemed "in residence" if resident is not absent from Outdoor Resorts for more than twenty-one (21) consecutive days.
- 4. Fee is \$5.00 per day or \$50.00 per month
- 5. No construction cargo trailer(s) allowed in spaces 7 thru 13 see "14. PARKING" under "D. PARKING FOR CONSTRUCTION EQUIPMENT(S) AND OTHER TYPE OF TRAILER(S)." in Rules & Regulations

**\*\*11/9/19**

**15. FIREWORKS AND GUNS**

- a. Fireworks are prohibited, including sparklers. 06/19/2010
- b. No one shall discharge a gun of any kind including air rifles and spear guns on Condominium property.
- c. Sling shots are prohibited.

**16. SAFETY STAFF**

- a. Only Safety Staff may open the security gate for vehicle(s) to enter ORLK.
- b. All guests must provide Safety Staff with a picture ID in order for them to take down their name. Safety Staff will also document the vehicle(s), make(s), color(s), and visiting lot information,

**\*\*10/13/18**

**17. HEARING & FINING (H&F) - (SEE FLORIDA STATE STATUE 718.303):**

- a. All fines are \$25 except for the following:

Golf cart moving violations	\$100
Driving without proof of age- no ID	\$75
Curfew	\$100
Quiet hours noise	\$100
Docking a boat or parking vehicle(s), trailer(s), or other object(s) on a private lot without written permission	\$100
Overnight parking common areas	\$75
Dog not on leash or not picking up after your pets' waste	\$50
Harassment	\$100

- b. 2<sup>nd</sup> offense within 12 months, fine increases \$25
- c. Fines can not exceed more than \$100.00

**\*\*10/13/18**

**18. Obligations of owners and occupants; remedies**

**718.303**

(1) If a unit owner is delinquent for more than 90 days in paying a monetary obligation due to the association, the association may suspend the right of a unit owner or a unit's occupant, licensee, or invitee to use common elements, common facilities, or any other association property until the monetary obligation is paid. This subsection does not apply to limited common elements intended to be used only by that unit, common elements that must be used to access the unit, utility services provided to the unit, parking spaces, or elevators..... However, the fine may not in the aggregate exceed \$1,000. A fine may not be levied and a suspension may not be imposed unless the association first provides at least 14 days' written notice .....

(2) The notice and hearing requirements of subsection (3) do not apply to the imposition of suspensions or fines against a unit owner or a unit's occupant, licensee, or invitee because of failing to pay any amounts due the association. If such a fine or suspension is imposed, the association must levy the fine or impose a reasonable suspension at a properly noticed board meeting, and after the imposition of such fine or suspension, the association must notify the unit owner and, if applicable, the unit's occupant, licensee, or invitee by mail or hand delivery.

(3) An association may also suspend the voting rights of a member due to nonpayment or any monetary obligation due to the association which is more than 90 days delinquent. The suspension ends upon full payment of all obligations currently due or overdue the association.

**19.** No owner or guest shall harass, insult, intimidate, or use offensive or abusive language against any staff member or person in charge with the operations of the association. All owners and guest shall conduct themselves in a business like manner when dealing with person(s) in charge with the operations of the association. Violators will be forwarded for immediate action to the Hearing & Fining Committee.